Great Barr | 0121 241 4441

green & company

- SOUGHT AFTER AREA
- REAR KITCHEN EXTENSION
- LARGE LIVING ROOM
- GREAT TRANSPORT LINKS
- CATCHMENTS TO GREAT SCHOOLS
- CONSERVATORY ON REAR

Green Lane, Great Barr, Birmingham, B43 5LE | £240,000

Approximate total area(1)
107.2 ft²
99.7 m²

(1) excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

***Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.**

LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

Property Description

Having block paved driveway to the front with shared access to the garage at the rear and front door leading into:-

PORCH Having double glazed windows to front and further door into:-

LIVING ROOM 21' 10" x 9' 1" (6.65m x 2.77m) Having central heating radiator, carpeted flooring, ceiling lights, gas fireplace and double doors into:-

DINING ROOM 9' 8" x 7' 4" (2.95m x 2.24m) Having double glazed window to side, central heating radiator, ceiling lights and vinyl flooring.

KITCHEN 8' 5" x 14' 5" (2.57m x 4.39m) Having wall and base units, sink with mixer tap, space for fridge, space for oven, space for washing machine, ceiling lights, double glazed windows to conservatory, double glazed door to conservatory.

CONSERVATORY 7' 6" x 13' 10" (2.29m x 4.22m) Having laminate flooring, double glazed windows to rear.

GARDEN Having block paved patio, space for shrubs, access to front and access to garage.

GARAGE 14' 0" x 7' 11" (4.27m x 2.41m) With door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR

LANDING With double glazed window to side.

BEDROOM ONE 11' 11" x 9' 9" (3.63m x 2.97m) Having double glazed window to front, carpeted flooring, central heating radiator, door to storage cupboard housing gas central heating boiler and ceiling lights.

BEDROOM TWO 9' 8" x 11' 3" (2.95m x 3.43m) Having built in wardrobes, double glazed window to rear, carpeted flooring, central heating radiator and ceiling lights.

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.26m) Having double glazed window to front, carpeted flooring, central heating radiator and ceiling lights.(Currently being used as an office.)

BATHROOM Having half tiled walls, vinyl flooring, central heating towel radiator, double glazed window to rear, WC, wash hand basin, bath with electric shower over and ceiling lights.

Council Tax Band C Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
Three - Good outdoor and in home
EE, O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441